

BLUFFTON TOWN COUNCIL MEETING MINUTES  
SEPTEMBER 14, 2010

Mayor Sulka called the meeting to order at 6:00 p.m. Council members present were Brown, Hamilton, Mitchell and Raymond. Town Manager Barrett, Assistant Town Managers Freeman, Fletcher, Orlando, Chief McAllister and Town Attorney Finger were also in attendance.

Pledge to the Flag and invocation was given by Councilman Brown.

Adoption of Agenda:

**Mitchell moved to add agenda items as follows: 1) "Town of Bluffton 2010 Census Results" as #9-b and 2) "Consideration of Horse Draw Carriage Operations in the Town of Bluffton" as #12-b. Brown seconded. The motion carried unanimously.**

Adoption of Minutes:

**Brown moved to adopt the minutes of August 10, 2010 as presented. Raymond seconded. The motion carried unanimously.**

Public Comments:

**Jo Ann Smith**, 11 Shults Road, stated she is no longer notified of court dates for Pepper Porch's noise violations to enable her to be in attendance. She also stated that Bluffton was not a party town like Myrtle Beach that allows outdoor music in residential areas.

**Richard Smith**, 11 Shults Road, stated there are still numerous complaints on Pepper's Porch outside music. The new noise ordinance is in favor of Pepper's Porch and they will not turn the music down until the police are called.

**Charlene Gardner**, 1 Pine Island Road, thanked Council on their comments on the proposed Oyster Factory Park Tree House. Her group will continue to work with the Town and also contact the Beaufort County Land Trust. They will also raise the necessary funds. **Council was in consensus for Ms. Gardner and Town Staff to continue working on the proposed concept.**

**Jennifer Morrow**, Chairperson of the Goethe Road Community Center, requested funding assistance from the Town for renovations for the Community Center that would provide for adult/child education program at the center.

Public Hearing and Adoption of Resolution:

- a. Commitment of Funds for the Buck Island and Simmonsville Roads Village Renaissance Project –

Mayor Sulka opened the public hearing at 6:15 p.m. Denise Draper, Lowcountry Council of Governments Community and Economic Development Specialist, and Ayers gave an overview of the proposed SC Department of Commerce, Division of Grant Administration, a \$500,000 Neighborhood Revitalization Grant that would help pay for sidewalks near the new Bluffton Middle School, lighting, and drainage along parts of Buck Island and Simmonsville Roads. It would also allow 10 more homes to be connected to sewer system. The Town would commit a 10% match. Draper stated that Police Officer Perez was present as a Spanish translator.

There were no public comments.

Public hearing closed at 6:24 p.m.

**Hamilton moved to authorize the Town Manager to prepare and submit a Community Block Grant application for the Town of Bluffton Village Renaissance Project and to commit funds in the amount of 10% of the grant request to meet the matching commitment of the Community Development Program. Brown seconded. The motion carried unanimously.**

Communications from Mayor and Council:

- 1) Mayor Sulka stated that the Bluffton High School football team is now 4-0 and to please support them by attending their games.
- 2) The second annual 911 Celebration was held on September 11<sup>th</sup> at Town Hall and was appreciated by all.

Presentations, Recognitions and Celebrations:

- a. Mayor Sulka read the National Orthodontic Health Awareness Month for October 2010, which was accepted by Frank Barbieri, DDS.
- b. Town of Bluffton 2010 Census Results – Barrett stated the Town's 2010 participation rate was 71% with the 2000 participation rate at 56%. The State's participation was 73% and the National rate was 72%.



Consent Agenda:

- a. Staff Reports: Police, Administration/Finance, Engineering, Growth Management, and Human Resources.
- b. Adoption of Strategic Plan Documents.
- c. Reappointment of Town of Bluffton Municipal Judges Clifford Bush and Fletcher Johnston.

**Mitchell moved to accept the Consent Agenda as presented. Raymond seconded. The motion carried unanimously.**

Tax Increment Financing Refunding Bonds Ordinance – First Reading:

Freeman stated the Town issued two (2) twenty-year TIF bonds, \$10 million in December 2005 and \$4 million in February 2006. This was a negotiated sale without the benefit of a bond rating. The Financial Advisor and Bond Attorney recommended doing a refunding, which would involve combining both bonds to secure a low interest rate for the remainder of the 20-year bond term. It is projected that this will also provide a cost savings for the Town in interest costs.

**Brown moved to have first reading on the Tax Increment Financing Refunding Bonds Ordinance. Mitchell seconded. The motion carried unanimously.**

Municipal Code Revision, Chapter 14, Fire Prevention – Final Reading:

Chief McAllister stated that although fireworks are illegal within Beaufort County, there is no mention of fireworks in our code revision, which makes it impossible for Bluffton Police Officers to enforce the provisions. **Mitchell moved to have final reading on the Municipal Code Revision, Chapter 14, Fire Prevention Ordinance. Hamilton seconded. The motion carried unanimously.**

Amendment to the Unified Ordinance to Establish the Southern Review Board – First Reading:

Rhodes stated that at the May 27, 2008 meeting the Southern Beaufort County Regional Plan Implementation Committee recommended that each respective planning staff move forward with amendments relevant to zoning ordinances for the establishment of a Joint Corridor Review Board whose purpose would be to conduct design review for the Highway Corridor Overlay District. Town's Staff worked with the Beaufort County Planning Staff to develop measures to amend the Unified Ordinance and to establish the Southern Corridor Review Board (SCRB). The amendments establish that the board membership be comprised of two architects, two landscape architects, and three persons who reside in the respective area served (continued on next page).

Amendment to the Unified Ordinance to Establish the Southern Review Board – First Reading – Continued:

The Town of Bluffton shall appoint three of these members that consist of one architect, one landscape architect, and one citizen representative. Currently the Town is the only municipality participating with Beaufort County on the SCRB. Planning Commission recommended the amendments to the Unified Ordinance for participating in the SCRB. **Raymond moved to have first reading for the amendment to the Unified Ordinance to establish the Southern Corridor Review Board with the Town maintaining representation and to have special non-voting members. Mitchell seconded. The motion carried unanimously.**

Resolution to Acquire Land, Northwest Corner of Bluffton Road/May River Road Intersection to Establish May River Road Pocket Park:

Orlando and Rhodes gave an overview of the 0.41 acre parcel located on the southeast corner of the Calhoun Street Promenade Development which is adjacent to the Reclamation by Design showroom and is at the northwest corner of the four way stop in Old Town. Calhoun Street Development, LLC wishes to donate the parcel for the purpose of creating a public space. Funding will be provided by a Transportation Enhancement Grant for the Streetscape project. **Brown moved to adopt the resolution endorsing the Town to accept the donation of land for a future park. Raymond seconded. The motion carried unanimously.**

Promulgation of the Town of Bluffton Emergency Operations Plan:

Hodges stated the Town of Bluffton Emergency Operations Plan and Disaster Recovery Plan are all-hazard plans providing a framework for the Town to prevent, prepare, respond, and recover from natural and man-made disasters which threaten the lives, safety and property of the citizens of the Town. The Plans coordinate actions, activities, and responsibilities before, during and after an emergency. **Raymond moved to authorize the Mayor to execute a Letter of Promulgation providing formal approval and acceptance of the 2010 Town of Bluffton Emergency Operations Plan and Disaster Recovery Plan. Hamilton seconded. The motion carried unanimously.**



FY 2011 Budget Amendment Ordinance for Encumbrances and Carry Forwards –  
First Reading:

Freeman stated this budget ordinance amends the Capital Improvements Program Fund to add the encumbrances and commitments for active contracts, purchase orders, etc. to the fiscal year 2011 budget. The effect of this amendment will be to increase the General Fund to \$10,534,970 and the Capital Improvement Program Fund to \$12,397,630. The Debt Service Fund remains as originally adopted. The total Consolidated Budget is \$24,415,200. **Mitchell moved to have first reading on the FY 2011 Budget Amendment Ordinances for Encumbrances and Carry Forwards as presented. Brown seconded. The motion carried unanimously.**

SC 46 Corridor Plan Update:

Orlando and Rhodes stated implementing the Corridor Plan will help bring SC 46 into a better position for a future National Scenic Byway designation application by making improvements along the Corridor such as: 1) Prioritize the SC 46 Corridor Management Plan goals and objectives; 2) Identify potential projects for the next grant funding cycle and put together application materials during the fall of 2010; 3) Consider re-routing of the Scenic Byway through Bluffton to create a Scenic Byway network connecting to SR-13 Scenic Road; and 4) Consider creating a Scenic Byway Steering Committee to help implement the goals and objectives stated in the SC 46 Corridor Management Plan. Staff continues to implement elements of the SC 46 Corridor Management Plan and improve the Scenic Byway status within the region. **Council was in consensus to proceed with the SC 46 Corridor Plan with the road remaining a two lane. They also requested Staff to talk to residents that live on SC 46.**

Consideration of Horse Drawn Carriage Operations in Town of Bluffton:

Chief McAllister stated individuals are interested in starting horse drawn carriage operations in the Old Town. He gave highlights of ordinances from the City of Beaufort and Charleston. **Council was in consensus for Staff to further research and to develop an ordinance for their review.**

Town Manager's Report:

There was none.

Public Comments:

**Sharon Brown**, Goethe Road, stated the community appreciated the Town applying for the Renaissance Grant for the Buck Island/Simmons ville Road. She inquired on why the funds for the demolition planned for 134 Simmons ville Road was reallocated to another dwelling. She requested a breakdown of the first Neighborhood Plan in the amount \$500,000. She also inquired who will replace Andre White.

Executive Session:


- a. Public Safety Committee Appointments
- b. Discussion Regarding Town Property at 1264 May River Road Currently Occupied by Bluffton Self Help

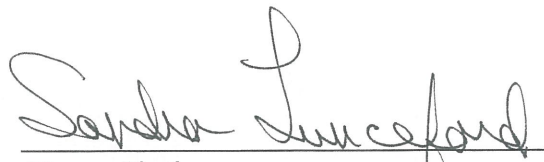
**Mitchell moved for Council to go into Executive Session to discuss Public Safety Committee appointments and 1264 May River Road Town Property. Brown seconded. The motion carried unanimously.** Council entered into Executive Session at 7:55 p.m.

Action From the Result of Executive Session:

Mayor Sulka called the meeting back to order at 8:14 p.m. and announced no votes were taken. **Raymond moved to appoint the following to the Public Safety Committee and with Rev. Paul Hamilton to preside at first meeting: 1) Anna Vaux Hewett – Historic District; 2) Sharon Brown – Buck Island/Simmons ville Roads; 3) Rev. Paul Hamilton – Goethe/Shults Roads; 4) Robert Clawson – Buckwalter; 5) Arthur Marcus – Hwy 170/New Riverside; and Kelli Normoyle – Member at Large. Hamilton seconded. The motion carried unanimously.**

Meeting adjourned at 8:15 p.m.

  
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Mayor

  
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Town Clerk